

| | | | |
|------------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------|
| CITY OF WESTMINSTER | | | |
| PLANNING APPLICATIONS COMMITTEE | Date 4 April 2017 | Classification For General Release | |
| Report of Director of Planning | | Ward(s) involved Maida Vale | |
| Subject of Report | 5 Lauderdale Road, London, W9 1LT | | |
| Proposal | Erection of single storey side extension at ground floor level to enlarge existing ground floor flat. | | |
| Agent | Ian Wylie Architects | | |
| On behalf of | Mr Qasim Ahmed | | |
| Registered Number | 16/10269/FULL | Date amended/ completed | 18 January 2017 |
| Date Application Received | 26 October 2016 | | |
| Historic Building Grade | Unlisted | | |
| Conservation Area | Maida Vale | | |

1. RECOMMENDATION

Grant conditional permission, subject to no new material planning issues being raised before the expiry of consultation with London Underground Limited and Transport for London on 15 April 2017.

2. SUMMARY

The application relates to a 3-storey semi-detached property with lower ground and attic storeys. The building is unlisted, but located within the Maida Vale Conservation Area. The property is in use as 3 flats, with the current application relating to the ground floor flat, which is known as the 'Garden Flat'.

The application seeks permission for Permission is sought for the erection of single storey side extension at ground floor level to enlarge the existing ground floor flat.

The key issues in this case are:

- The impact of the proposal on the character and appearance of the Maida Vale Conservation Area.
- The impact on the proposal on the amenity of neighbouring residents.
- The impact of the proposal on trees.

The proposed development is considered to comply with the relevant land use, design and amenity policies in the Unitary Development Plan (UDP) and Westminster's City Plan (the City Plan). As such, it is recommended that permission is granted, subject to the conditions set out in the draft decision

Item No.

7

letter.

4. PHOTOGRAPHS



Application site from Lauderdale Road (top) and existing ground floor extension to neighbouring property at No.7 Lauderdale Road.

5. CONSULTATIONS

WARD COUNCILLORS (MAIDA VALE)

Any response to be reported verbally.

PADDINGTON WATERWAYS AND MAIDA VALE SOCIETY

Any response to be reported verbally.

ARBORICULTURAL MANAGER

No objection, subject to conditions requiring further details of foundation design, improved tree protection details and details of landscaping.

ADJOINING OWNERS/ OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 12.

Total No. of replies: 4.

No. of objections: 4.

No. in support: 0.

Four objections received raising objection on all or some of the following grounds:

Design

- The extension would increase the bulk of the building at the rear of the property.
- Adverse impact on the character of the conservation area by reducing the garden.

Amenity

- Obstruct view to the garden and street level.
- Proposal will change the view that neighbours have by reducing green area and increasing the building bulk.
- Reduction in size of the garden amenity space adjacent to 5 Lauderdale Road.
- Loss of light to the basement flat.

Other Matters

- Will affect maintenance access to the rear of the building and to rear lightwell to basement flat.
- Would like assurance that a property survey will be done due to the existing poor condition of a wall in the basement. Concern that extension will cause further damage to a collapsing wall and fence.
- The proposed development appears to affect external load bearing walls.
- Vibrations from the Bakerloo line underground tunnel are felt in this building. An extension of the building towards the underground tunnel would increase coupling of this structure with the tunnel and so increase the level of vibrations transmitted to the detriment of existing residents and increase the structural stress on an old building.

PRESS ADVERTISEMENT/ SITE NOTICE

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is comprises a 3-storey semi-detached property with basement and attic storeys. The building is unlisted, but located within the Maida Vale Conservation Area. The property is in use as three flats, with the current application relating to the flat at ground floor level. The main entrance to the application flat, known as the 'Garden Flat', is to the side elevation facing No.3 Lauderdale Road.

6.2 Recent Relevant History

No relevant planning history for the application site at No.5 Lauderdale Road. The existing side extension at ground floor level to No.7 Lauderdale Road, which is the semi-detached pair to No.5, was granted planning permission on 23 December 1987 (87/04221/FULL).

7. THE PROPOSAL

The current application seeks permission for the erection of a single storey side extension at ground floor level to enlarge the existing ground floor flat. The flat is currently accessed from an entrance on the side elevation of the building and the proposal would provide the new entrance to this flat via the front elevation of the proposed extension.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The extension of the ground floor Garden Flat to increase the amount of habitable space would be in accordance with policy H3 in the UDP, which states that proposals for extensions to existing housing will be acceptable in principle in land use terms.

8.2 Townscape and Design

Given the presence of the ground floor side extension to No.7 Lauderdale Road, which was approved in 1987, the principle of a similarly scaled side extension to the side elevation of No.5 at ground floor level is considered to be acceptable in principle in design terms. The proposed extension would serve to balance the appearance of this semi-detached property with its pair, thereby reintroducing a greater sense of symmetry, as was originally intended. A significant garden area would be retained to the side and in front of the extension and this would be sufficient to maintain the character of the conservation area, which comprises substantial buildings set in landscaping of varying size.

The extension would be significantly set back from the front facade and the rear elevation and would be sufficiently limited in terms of its bulk, height and scale so as to appear as a clearly subordinated addition to the original building.

The detailed design of the proposed extension is appropriate to the architectural detailing of the host building and would be complimentary to the host building. The materials proposed would be consistent with the brick and stucco render materials found in the host building. Conditions are recommended to ensure the facing brickwork matches the existing building in terms of its colour, bond and pointing and to ensure the windows installed are timber framed.

Objection has been raised in relation to the loss of garden space; however, less than half the garden area will be built upon (the garden would be reduced from 116m² to approximately 83m²), and as such, it is not considered that the proposed extension would occupy an excessive part of the garden. The extension would therefore be consistent with Policy DES5 in the UDP in this regard.

In conclusion in design terms, subject to the recommended conditions, the proposed extension is considered to accord with Policies DES 1, DES 5 and DES 9 of the UDP and Policies S25 and S28 in the City Plan.

8.3 Residential Amenity

In terms of residential amenity, the proposed extension would be in relatively close proximity to neighbouring properties at Nos. 81 and 83 Randolph Avenue and No. 3 Lauderdale Road, as well as other flats within No.5 Lauderdale Road. Rear elevation windows to Nos.81 and 83 Randolph Avenue would face the proposed extension, as would windows to the side elevation of No.3 Lauderdale Road.

A Daylight and Sunlight Assessment has been submitted and this demonstrates that the proposed development would not cause a material loss of daylight or sunlight to any of the windows or gardens serving neighbouring properties. As such, objections raised on loss of daylight or sunlight grounds cannot be supported as a ground on which to withhold permission.

The basement flat (Flat B) at No.5 Lauderdale Road has windows facing in to lightwells to the rear of the building and the occupier of this flat is concerned that the extension would reduce light to the rear lightwell. However, the proposed extension would not be visible from the rear of the building and as such there would be no significant loss of light to these basement level windows.

Given the modest size of the proposed extension and its distance from neighbouring windows, it is not considered that the proposals would result in any significant loss of outlook or cause a materially increased sense of enclosure for neighbouring occupiers.

In terms of overlooking, the existing kitchen of the ground floor flat has a window in the side elevation facing the side elevation of 3 Lauderdale Road across the garden of the application flat. The proposed extension will introduce a new kitchen window closer to the boundary with No.3 (approximately 4 metres); however, the flank wall of this neighbouring property does not contain any windows and therefore this window would not cause a loss of privacy for the occupiers of No.3.

The rear elevation and garden of No.81 Randolph Avenue face the garden of the application site. However, no windows are proposed in the rear elevation of the extension

and therefore the proposed extension would not cause overlooking to this neighbouring property to the rear.

A condition is recommended to prevent the use of the roof of the extension as a terrace or for sitting out on to prevent overlooking from such a use of the roof occurring in the future.

In summary, subject to the recommended condition, the proposals are acceptable in amenity terms and in accordance with Policy ENV13 in the UDP and S29 in the City Plan.

8.4 Transportation/Parking

Not applicable.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Access

Access to application flat will remain stepped as is currently the case. Given that the application relates to a private dwelling with existing stepped access and not a publically accessible building, this access arrangement is considered to be acceptable.

8.7 Other UDP/Westminster Policy Considerations

There is a Horse Chestnut, which is subject to a tree protection order (TPO) near the boundary of the site in the garden of No.3 Lauderdale Road. The Arboricultural Manager has considered the submitted Arboricultural Implications Report, and is content that the principle of the proposed extension is acceptable and that it is capable of being constructed without harm occurring to neighbouring trees. She does though recommend that further details of the foundations and improved tree protection measures during construction are secured by condition.

The Arboricultural Manager is also seeking a condition requiring details of landscaping. However, this proposal comprises a modest domestic extension within part of an existing private garden and it is not considered that requiring such details is necessary and reasonable in this case.

Concern has been expressed that the proposed extension may cause additional vibration transference to the existing building from the Bakerloo Line tunnel that runs underground close to the application site (the site is located within the safeguarding zone above this piece of London Underground infrastructure). London Underground and Transport for London have been consulted on the application and their observations on the application, including the vibration transference issue raised by the objector, will be reported verbally to the committee.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this application.

The proposed extension has a floor area of less than 100m² and is therefore not CIL liable.

8.11 Environmental Impact Assessment

The development is of insufficient scale to require the submission of an Environmental Impact Assessment.

8.12 Other Issues

The proposed extension does not comprise basement development, but is rather a conventional above ground extension. Therefore, whilst it will require its own foundations, it will not have the significant structural impact that is associated with basement development. In this context, the structural impact of the proposed extension would not be significant and the concerns expressed by neighbours in relation to the impact on the structure and condition of the existing building are not grounds on which permission could reasonably be withheld; rather they are a private legal matters for resolution between the respective owners of the building, most likely as part of a future party wall agreement.

Concern has been expressed that the proposed extension would preclude maintenance of the rear lightwell of No.5 Lauderdale Road. This is not a ground on which planning permission could be withheld. Nevertheless, a 1.5 metre set back from the rear boundary is proposed and this should be ample access for future maintenance access to the rear basement lightwell, should it be required.

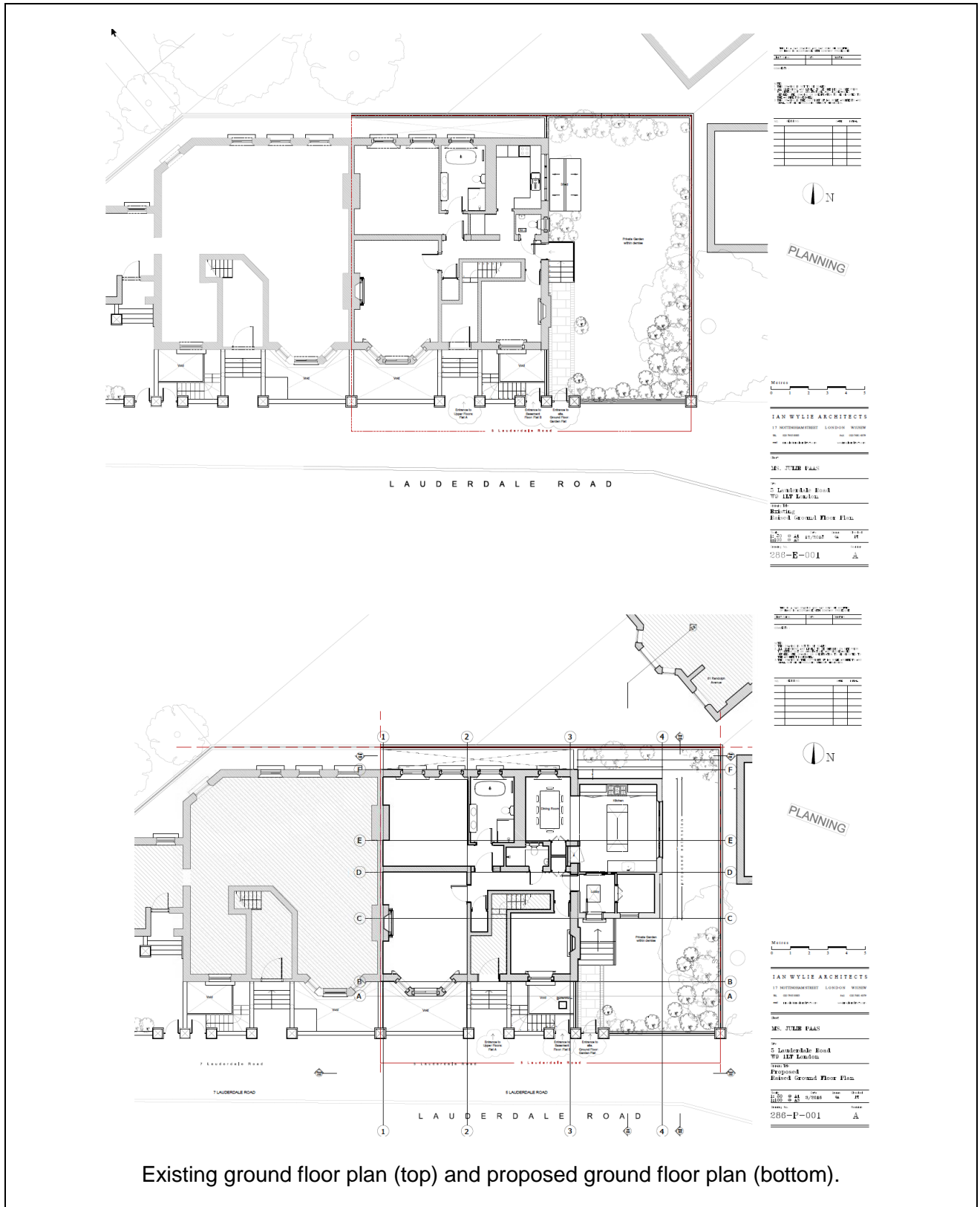
9. BACKGROUND PAPERS

1. Application form.
2. Memo from the Arboricultural Officer dated 21 December 2016.
3. Email from the occupier of 5A Lauderdale Road dated 13 January 2017.
4. Emails from occupiers of First Floor Flat, 20 Fitzjohns Avenue dated 16 January 2017 and 17 January 2017.
5. Email from an occupier of 5 Lauderdale Road dated 24 January 2017.

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: OLIVER GIBSON BY EMAIL AT ogibson@westminster.gov.uk.

10. KEY DRAWINGS



Existing ground floor plan (top) and proposed ground floor plan (bottom).



EXISTING ELEVATION PROPOSED ELEVATION

| NO. | DATE | BY | CHKD. |
|-----|------|----|-------|
| | | | |
| | | | |
| | | | |



IAN WYLIE ARCHITECTS
17 NOTTINGHAM STREET LONDON W1N 3UA
TEL: 020 7492 4000 FAX: 020 7492 4001
WWW.IANWYLIE.COM

FOR:
MS. JULIE PAAS
2 Lambeth Road
TO: 111 Lambeth
Town of
Lambeth
Side Elevation

DATE: 11/01/14
DRAWN BY: J.W.
CHECKED BY: J.W.
PROJECT NO: 280-E-023

| NO. | DATE | BY | CHKD. |
|-----|------|----|-------|
| | | | |
| | | | |
| | | | |



IAN WYLIE ARCHITECTS
17 NOTTINGHAM STREET LONDON W1N 3UA
TEL: 020 7492 4000 FAX: 020 7492 4001
WWW.IANWYLIE.COM

FOR:
MS. JULIE PAAS
2 Lambeth Road
TO: 111 Lambeth
Town of
Lambeth
Side Elevation

DATE: 11/01/14
DRAWN BY: J.W.
CHECKED BY: J.W.
PROJECT NO: 280-P-023



Existing side elevation (top) and proposed side elevation (bottom).

DRAFT DECISION LETTER

Address: 5 Lauderdale Road, London, W9 1LT

Proposal: Erection of single storey side extension at ground floor level to enlarge existing ground floor flat.

Reference: 16/10269/FULL

Plan Nos: 286-E-001-A; 286-E-002; 286-E-010; 286-E-023; 286-E-025-A; 286-E-100; 286-P-001-A; 286-P-002; 286-P-010; 286-P-023; 286-P-024; 286-P-025-A; Design and Access Statement by Ian Wylie Architects; Daylight and Sunlight Study (dated 28 September 2016); Arboricultural Implications Report by SJA Trees (dated November 2016); Letter from Ian Wylie Architects dated 2 March 2017.

Case Officer: Avani Raven

Direct Tel. No. 020 7641 2857

Recommended Condition(s) and Reason(s)

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:

- o between 08.00 and 18.00 Monday to Friday
- o between 08.00 and 13.00 on Saturday; and
- o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and ,
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Maida Vale Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Maida Vale Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 You must not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

- 6 The windows hereby approved in the side extension must be formed of timber and painted to match the colour of the existing windows on the front facade.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Maida Vale Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 8 **Pre Commencement Condition.** You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work

according to the approved details.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 9 You must apply to us for approval of a detailed design and method statement relating to the foundations and all new ground work within the root protection area of tree number 1 (Horse Chestnut). You must not start any construction work until we have approved what you have sent us. You must then carry out the work according to the approved design and method statement.

Reason:

To protect the trees and the character and appearance of this part of the Maida Vale Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
- 3 Condition 8 requires you to submit a method statement for works to a tree(s). The method statement must be prepared by an arboricultural consultant (tree and shrub) who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered. It must include details of:
- * the order of work on the site, including demolition, site clearance and building work;
 - * who will be responsible for protecting the trees on the site;
 - * plans for inspecting and supervising the tree protection, and how you will report and solve

- problems;
- * how you will deal with accidents and emergencies involving trees;
- * planned tree surgery;
- * how you will protect trees, including where the protective fencing and temporary ground protection will be, and how you will maintain that fencing and protection throughout the development;
- * how you will remove existing surfacing, and how any soil stripping will be carried out;
- * how any temporary surfaces will be laid and removed;
- * the surfacing of any temporary access for construction traffic;
- * the position and depth of any trenches for services, pipelines or drains, and how they will be dug;
- * site facilities, and storage areas for materials, structures, machinery, equipment or piles of soil and where cement or concrete will be mixed;
- * how machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on and leave the site;
- * the place for any bonfires (if necessary);
- * any planned raising or lowering of existing ground levels; and
- * how any roots cut during the work will be treated.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.